



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2306672  
**Applicant Name:** Ben Rankin for Chad Barron  
**Address of Proposal:** 6703 25<sup>th</sup> Ave NW

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two (2) parcels of land. Proposed parcel sizes are: A) 1,801 square feet and B) 3,300 square feet. The existing structures are to remain. At the time of this decision there were no related building permits to this subdivision.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two parcels.  
(Chapter 23.24, (23.24.046) Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

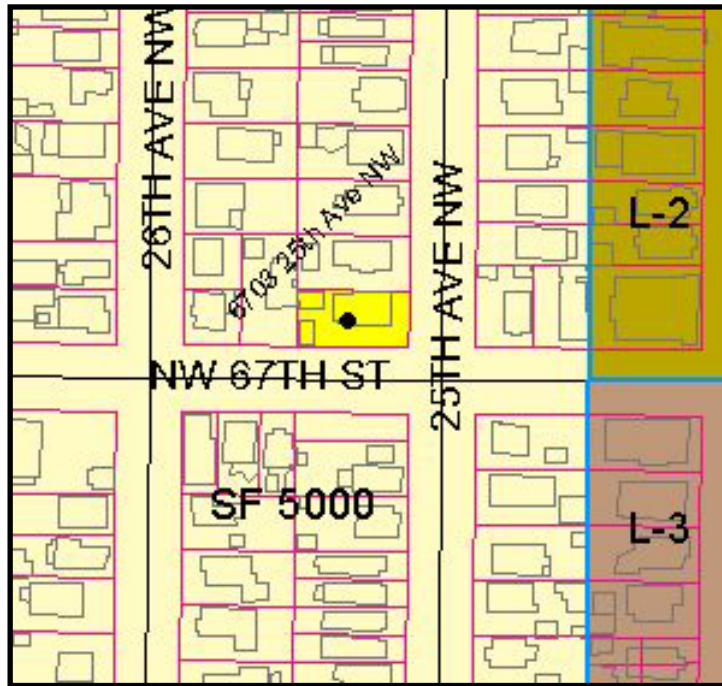
☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

## **BACKGROUND DATA**

### **Site & Area Description**

The 5,100 square foot project site is located in a Single Family residential zone with a minimum lot size of 5,000 square feet (SF 5000), located in the northwest sector of Seattle. The parcel is located on NW 67<sup>th</sup> St between 25<sup>th</sup> and 26<sup>th</sup> Avenues NW, with approximately one-hundred and two feet (102') of street frontage on NW 67<sup>th</sup> St and fifty feet (50') of street frontage on 25<sup>th</sup> Ave NW. Both NW 67<sup>th</sup> St and 25<sup>th</sup> Ave NW are paved with curbs, gutters, sidewalks and planting strips on both sides of the street. There are two existing houses on the site, which are to remain. The lot is relatively flat with non-significant elevation changes near NW 67<sup>th</sup> St and 25<sup>th</sup> Ave NW where the rights of way abut the subject lot. NW 67<sup>th</sup> St and 25<sup>th</sup> Ave NW are both classified as non-arterial streets, pursuant to SMC Chapter 23.53. Surrounding properties and blocks are also zoned SF 5000. Development in the area consists of a variety one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.



### **Proposal**

The proposal is to subdivide one parcel of land into two (2) lots. Proposed lot areas are indicated in the summary above. Proposed parcels A and B will have direct access to NW 67<sup>th</sup> St and proposed parcel B will also have direct access to 25<sup>th</sup> Ave NW. The existing single family residences and accessory structure (garage on proposed parcel A) will remain.

The subject of this analysis and decision is only the proposed division of land.

### **Public Comment**

During the public comment period which ended November 5<sup>th</sup>, 2003, DPD received no written comments from the public related to the subdivision application.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from the Department of Planning and Development, Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041 and multiple single-family dwelling units on a single-family lot meeting the provisions of SMC 23.24.046 notwithstanding. Maximum lot coverage is 35% or 1,750 sq. ft. whichever is greater or as modified by SMC 23.24.046. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setbacks are five (5) feet, except as modified by 23.24.046-B5. The existing wood stairs that project from the residence at 6703 25<sup>th</sup> Ave NW will be removed, so the minimum 3' setback requirement will be satisfied (discussed below, page 6). Minimum rear yard setbacks are twenty-five (25) feet or if lot depth is less than one-hundred twenty five feet (125'), 20% of lot depth, or as modified by 23.24.046-B5. The principal and accessory structures associated with this subdivision will have some degree of non-conformity

relevant to development standards and as a result will be subject to SMC 23.42.112 – Nonconformity to development standards. Table 1 on page 6 of this document outlines the extent of the non-conformities to both proposed parcels A and B of this subdivision.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed parcels A and B will have direct pedestrian access to NW 67<sup>th</sup> St, parcel B will also have direct pedestrian access to 25<sup>th</sup> Ave NW. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does not require an easement to provide for electrical facilities and service to the proposed lots. Vehicle access to proposed parcel A is via an existing curbcut via NW 67<sup>th</sup> St to an existing garage. Parcel B is proposed to not have parking pursuant to SMC 23.24.046-B4, which allows the director to waive or modify the parking requirements of SMC 23.44.016 contingent upon the short subdivision not reducing the number of off-street parking spaces existing prior to the short subdivision. The number of parking spaces is not proposed to be reduced by the application, one space exists and one will remain. Aerial photos of the site along with the site visit performed on November 20<sup>th</sup>, 2003 provide sufficient documentation that only one parking space existed (in the existing garage on proposed parcel A) on the parent parcel prior to the short subdivision. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on October 14<sup>th</sup>, 2003 (WAC ID No. 2003-1131). The two existing houses located upon the proposed short plat are presumably connected by means of a shared sidesewer to the 12-inch public combined sewer (PS) located in 25<sup>th</sup> Ave NW. The public storm drain would be the appropriate point for storm water discharge.

Stormwater detention, with controlled release to the PS in 25<sup>th</sup> Ave NW, is likely to be required for construction in excess of 2000sf developmental coverage. Plan review requirements will be made at time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5000sf new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required. At the time of this short subdivision, there was no related building permit application associated with the subject property.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision. As a result, the public use and interest are served.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

There are no trees located on the site. At the time of this decision, no related building permit has been applied for. Future construction will be subject to the provisions of SMC 23.44.008, 25.11.050 and 25.11.060 which sets forth tree planting and exceptional tree protection requirements on Single-Family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This Short Subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

SMC 23.24.046

Pursuant to SMC 23.24.046-B5, the structures on the proposed lots will not meet all applicable development standards for single-family zoning. Pursuant to SMC 23.24.046-B5 each resulting lot will conform to all other development standards of the zone unless the Director determines that the short subdivision cannot be approved if such standards are strictly applied and modification or waiver of some or all of such standards would further the public interest. If the Director makes such determination, then the Director may waive or modify development standards, provided that:

- a. Each existing single-family dwelling unit shall be set back at least three (3) feet from each common lot line in the short subdivision; and
- b. No resulting lot shall be smaller than one thousand eight hundred (1,800) square feet.

The proposed subdivision will be in concurrence with the above criteria (23.24.046-B5(a)(b)) when the conditions of the subdivision are met. The single-family dwellings will be 3.2 feet at the closest point to the proposed common lot line once the projecting stairs from the structure on proposed parcel B are removed (see conditions below). The smallest lot size of the proposed parcels is 1801 square feet (parcel A). Also, proposed parcel A will have a non-conforming garage in the required front yard, as it does not appear to meet the requirements for a terraced garage of SMC 23.44.016-C3b. As a result, the proposed lots meet the criteria for waiver or modification of the development standards. DPD recognizes the two existing single-family dwellings as meeting the provisions of SMC 23.24.046-B123.

This short subdivision was submitted on the basis of SMC 23.24.046, which allows for a lot in a single-family zone containing more than one (1) existing single-family dwelling units to be divided in accordance with SMC 23.24.046-B, as long as each of the required conditions are satisfied. The analysis of the required criteria and or modification is examined in the relevant criteria for short plat approval above.

Required Yard Analysis

	Front Yard	Side Yard (west)	Side Yard (east)	Rear Yard	Side Yard (north)	Side Yard (south)
Proposed Parcel A 2508 NW 67 <sup>th</sup> St	Conforming at 20'+	Non-conforming	Conforming at 7.7'	Non-conforming at 1.1'	NA	NA
Proposed Parcel B 6703 25 <sup>th</sup> Ave NW	Conforming at 20'+	NA	NA	Non-conforming at 3.2'	Non-conforming at 3.8'	Non-conforming at 4.2'

Table 1

## **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

## **CONDITIONS - SHORT SUBDIVISION**

### **Prior to Recording**

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

2. Have the wood stairs removed from the residence at 6703 25<sup>th</sup> Ave NW by permit, so there will be a minimum three (3) foot setback from the common lot line meeting the requirement of SMC 23.24.046-B5a. Have the project and or permit number added to the face of the plat.
3. Submit the final recording forms for approval and any necessary fees.

After Recording and Prior to Issuance of a Building Permit

4. Attach a copy of the recorded subdivision to all future building permit application plans.

Signature: \_\_\_\_\_ (signature on file) Date: February 9, 2004  
Lucas DeHerrera, Land Use Planner  
Department of Planning and Development  
Land Use Services

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